



CARSWELL AFB TEXAS

ADMINISTRATIVE RECORD COVER SHEET

AR File Number 771



**Carswell/Plant 4
Restoration Advisory Board Meeting
May 11, 2006
6:00–8:00 pm**

Agenda

Welcome/Introductions/Minutes	5 minutes
Westworth Redevelopment Authority Update	5 minutes
Action Items	
Air Force Plant 4/George Walters Program Update	20 minutes
<ul style="list-style-type: none">– TCE Plume Animation– Field Work– FY07 Budget	
Carswell Off-Base/Norma Landez Air Force Real Property Agency Program Update	20 minutes
<ul style="list-style-type: none">– Carswell Weapons Storage Area EOD Clearance– SWMU 66 Sanitary Sewer System RCRA Closure– 5-Year ROD Review– Golf Course	
Next Meeting Agenda	5 minutes
Open Discussion/Questions	5 minutes

CARSWELL/PLANT 4 RESTORATION ADVISORY BOARD MEETING

DRAFT Revised Summary Minutes of May 11, 2006 Regular Quarterly Meeting

A regular meeting of the Carswell/Plant 4 Restoration Advisory Board (RAB) was held May 11, 2006 at the Lockheed Martin Recreation Association Ranch House, 3400 Bryant Irvin Road. The RAB meeting began at 6:00 p.m.

AGENDA

Welcome/Introductions/Minutes

Westworth Redevelopment Authority Update (Leland Clemons)

Action Items

Air Force Plant 4 (George Walters)

Program Update

- TCE Plume Animation
- Field Work
- FY07 Budget

Carswell Off-Base (Norma Landez)

Air Force Real Property Agency Program Update

- Carswell Weapons Storage Area EOD Clearance
- SWMU 66 Sanitary Sewer System RCRA Facility Closure
- 5-year Review Report
- Golf Course Property Transfer

Next Meeting Agenda

Open Discussion/Questions

Ms. Chris Baack, Community Co-Chairman, called the meeting to order. Introductions were made by all in attendance. The minutes from the November 2005 RAB meeting and the February 2006 Executive Session were brought up for approval. No action items remain from the November 2005 meeting.

A discussion developed when Mr. McGraw said he had heard from the Texas Department of State Health Services (formerly the Texas Department of Health) regarding the November RAB minutes. The minutes document a discussion on the fish consumption advisory by the Air Force and the US Environmental Protection Agency (USEPA). According to the information provided by the Department of State Health Services, statements made during

that discussion contained incorrect information. The State Health Services said the fish consumption advisory was for all fish in the lake and did not permit the eating of certain fish in limited quantities as was mentioned in the November minutes. Mr. Paul Bounds, Fort Worth Department of Environmental Management, took exception to the state's position, saying the original study discussed that very topic. After some discussion and later on in the meeting it was agreed that to clarify this issue a copy of the fish consumption advisory would be included in the May RAB meeting minutes. This will preclude amending the November minutes. The advisory is the first attachment following the minutes.

WESTWORTH REDEVELOPMENT AUTHORITY

Leland Clemons provided an update on the activities of the Westworth Redevelopment Authority. As background, Mr. Clemons said Westworth Redevelopment Authority had acquired approximately 400 acres of Air Force property that had been deemed surplus. This consisted of off-base housing and the former Carswell Golf Course. The redevelopment began eight years ago with a mandate from the Air Force to create 1,200 jobs in 15 years. Currently, with Walmart and Sam's Club and the other retailers, there are approximately 900 jobs. There are pad foundations available for additional retailers and two banks are scheduled to go in as well. In the next two years we expect a total of 1800 jobs to be created. We will achieve our goal in 10 years and not 15 years.

Mr. Clemons said the incremental value of the property development is also important. There is approximately \$250 million dollars invested in the property. Plus there will be the tax revenues for White Settlement, Westworth Village, and for the state.

Mr. Clemons said the Redevelopment Authority's purpose was to create a recreational area, residential area, and a variety of housing and office space. The development was to be sustainable without being tied to the large employers of Lockheed or the base and not tied to any economic cycle. The Authority feels they have been successful in doing this and are very pleased with the results.

Mr. Hendrickson asked if any pressure could be brought on the state to fix the traffic problems. Mr. Clemons said traffic could be challenging at times, especially around the holidays. He said there was no way to widen 183 without compounding the problem as 183 would need to be widened all the way to I-30. He added that retailers have rear access to the area which will take some traffic off the highways but this would only keep the traffic from getting worse.

AIR FORCE PLANT 4

Program Update

Mr. Walters introduced himself as the Restoration Project Manager for Air Force Plant 4 (AFP 4) from Wright-Patterson AFB in Dayton, Ohio. The Air Force is the landlord for Plant 4 and has

five government-owned/contractor-operated (GOCO) facilities around the country. Mr. Walters gave an overview of the November 2005 presentation for the new people in attendance.

Mr. Walters discussed the budget for 2007. He was unable to put the actual numbers up as the contractors in attendance had yet to bid on the work. For 2006 the budget was used for operation and maintenance of treatment systems, Lockheed support, and long-term groundwater monitoring. Mr. Walters said he is legally bound by the Records of Decision (ROD) as to what he can spend the money on. A question from the audience asked if there would be any more funds for isolating PCBs on site. Mr. Walters said he has Lockheed ready to sample transformers, telephone poles, roofing tar and old paint to try and locate the source. He said the PCBs appear to be ubiquitous rather than a single source or hot spot. Prior to 1978 when PCBs were banned they were used in a lot of different materials like paint and caulk and shingles. There is an area of high concentration in a rock fracture on site but it is trapped and not moving toward the lake. It is the low level PCBs that are very common.

Mr. Walters asked if the city of Fort Worth had plans to sample the fish again. Mr. Bounds said they had learned that it is beneficial to sample about every 5 years instead of more frequently. The last fish sampling took place two years ago. Mr. Walters said he liked to use Fort Worth to sample fish as they have a boat for the purpose.

Mr. Sullivan said the state of Texas had adopted a total maximum daily load for PCBs. Mr. Walters added that Texas Commission on Environmental Quality (TCEQ) was working on this and it would be out for public comment in a couple of months.

Mr. Bounds also said the city was planning to dredge part of the lake in an area west-northwest of I-820. The purpose was for boat safety. The city will sample the dredged material but this area had been previously sampled for PCBs and was found to be clean. The sampling results will be provided to the Air Force.

Mr. Walters continued with his discussion of treatment systems showing their locations on a map. He then discussed the individual treatment systems and the amount each has cost to date as well as the amount of water treated and the amount of TCE removed.

The TCE Plume animation was introduced and readied. The animation began with 1993 and shows concentration of TCE from 500 parts per billion to 5,000 parts per billion. Mr. Walters said he is going after the sources or hot-spots as this is where the taxpayers get the most for their tax dollars. During the animation Mr. Walters narrated the progression, pointing out the areas where the treatment systems are located. He also indicated an area where vegetable oil has been injected into the soil in an effort to stimulate naturally-occurring microbes that degrade TCE.

Lastly, Mr. Walters presented his contact information saying that if anyone had any questions or comments they could contact him directly.

Mr. Walters concluded his presentation.

CARSWELL OFF-BASE

Program Update

Ms. Norma Landez introduced herself as the Air Force Real Property Agency (AFRPA) Base Environmental Coordinator for the divested portion of the former Carswell Air Force Base. She began her presentation with the 5 year review. Ms. Landez said the review had been completed and signed off on by the AFRPA director and a copy is in the library. If a RAB member would like a copy, Ms. Landez would email a copy.

The Sanitary Sewer System is one of the last sites remaining. The draft RCRA facility Investigation indicates the site meets TCEQ Risk Reduction Standards and recommends closure of the site. A notice for a 60-day public comment period was placed in the Star-telegram in March. Ms. Landez said she is waiting for any comments to come in before the state approves closure of the site.

A survey conducted in April/May 2004 detected radiation above action limits in one of the bunkers in the Weapons Storage Area. The bunker was cleaned and most of the radiation removed. There is some residual radiation left so the bunker cannot be used for residential purposes but could be used for office space. If someone wants to demolish it, the concrete could not be recycled but could be disposed of in a landfill. AFRPA is in process of putting together a report to submit to the USEPA this summer.

AFRPA is also working in the Weapons Storage Area (WSA) for Explosive Ordnance (EOD) clearance. The area and disposal pits had been cleared in 1995. In 2004 AFRPA decided to clear the area to residential use. A geophysical survey detected underground anomalies. These could or could not be unexploded ordnance. The Air Force will not know until they start digging. Clearance activities will begin in June 2006. A letter will be sent out to the residents, police, fire departments, and hospitals concerning this. (Ms. Landez handed out the letter and a copy is included as an attachment). Ms. Landez said if something were found and needed to be destroyed; the neighbors would be notified prior to the explosion. A question came from the audience asking if the search were for things found in the records of what the Air Force used out there. Ms. Landez said yes, they used Air Force records to determine what to look for. In 1995, based on Air Force records, they found lots of debris and scrap. There is evidence of small rounds in the creek area where the clearance activities will occur. Another question from the audience asked about the 105mm shell mentioned in the letter. Ms. Landez said that was the maximum size listed in the records. When the Air Force put together the Explosive Safety Submission they had to use a worst case scenario.

Property Transfer

Ms. Landez said they are waiting approval from the USEPA on the Radiation Survey. The EOD clearance will go to the DoD Explosive Safety Board for review and approval. Once this is done, the WSA can be transferred. Ms. Landez anticipates this happening by November 2006. A question from the audience asked if the property would be sold as a single parcel.

Ms Landez said the General Services Administration would handle the sale and their plan was to sell it that way. If someone only wanted a portion of it, that would be up to the GSA to handle.

The last parcel on the main base for transfer is 187 acres containing the golf course. Ms. Landez said the Air Force had received approval on the Focused Feasibility Study and the Explanation of Significant Differences for the Plant 4 ROD is in review and will be submitted in June 2006. The Operating Properly and Successfully (OPS) Report is also in Air Force review and will be submitted in June 2006. The OPS includes the permeable reactive barrier and TCE plume and indicated the barrier is operating properly and successfully. Land use restrictions will be placed on the property to keep people from digging there. The target date for transfer is September 2006.

A discussion between Paul Sullivan, USEPA, and Mr. Paul Bounds, Fort Worth Department of Environmental Management about the Texas Groundwater Conservation District and land use controls. Mr. Sullivan said he would research this.

Ms. Landez concluded her presentation.

NEW MEMBER

Ms. Baack introduced Meena Balakrishnan and stated that Ms. Balakrishnan was interested in joining the RAB. Ms. Balakrishnan gave a brief overview of why she was interested in joining the RAB. Ms. Balakrishnan said she was an associate of Ms. Baack at TCC southeastern campus. Her Ph.D. is in Geology and she has Master's degrees in Environmental Services and Marine Biology. The environment has always been a big part of her life. Ms. Balakrishnan said she had lived in the area for over 5 years and had not heard of the cleanup or the RAB until Ms. Baack told her about it.

A vote was taken of the RAB members present and Ms. Balakrishnan was unanimously voted onto the RAB.

NEXT MEETING

The next RAB meeting will be November 16, 2006. The RAB meeting will be held at the Lockheed Martin Recreation Association Ranch House, 3400 Bryant Irvin Road, Fort Worth, Texas.

OPEN DISCUSSION/QUESTIONS

Mr. McGraw asked that everyone present be sure to sign the sign-in sheets. Mr. McGraw said copies of Ms. Landez presentation would be sent out with the meeting. Mr. McGraw also asked that RAB members at the meeting be sure to sign the charter after the meeting.

Ms. Balakrishnan asked about TCE removal and what was meant by removal. Mr. Walters explained that TCE vapors were captured by carbon filters. The filters are shipped to a recycling center where the TCE is burned off by high temperature regeneration. Mr. Walters said nothing is emitted to the air.

Ms. Balakrishnan asked about the fish sampling and what that entailed. Mr. Walters explained that electrodes are used to shock the fish for capture and that all species were sampled but the focus was on bottom-dwellers. Mr. Walters said one fish had over 2000 micrograms/kilogram of PCB but that can be purchased at the store. The state of Texas limit is 150 micrograms/kilogram for PCBs. Mr. Bounds said the state sets standards that cover size of the fish, number of servings and amount of fish that could be eaten and recommends a person follow these guidelines. The next level is not to eat any at all. Ms. Coderre asked if that information could be mailed out. Mr. McGraw said he would get a copy of the fish advisory and include it with the meeting minutes when they are mailed out. All fish consumption advisories are also posted on the TCEQ website. NOTE: The attached Lake Worth Fish Consumption came from both the TCEQ website and from the Texas Department of State Health Services.

The meeting was adjourned.

IN ATTENDANCE (signed-in)

Carswell On-Base

Mike Hawkins, Public Affairs, AFCEE

Carswell Off-Base

Norma Landez, Air Force Real Property Agency

Sonja Coderre, Air Force Real Property Agency

Air Force Plant 4

George Walters, AFP 4 Project Manager, ASC, Wright Patterson Air Force Base

Estella Holmes, ASC Public Affairs, Wright Patterson Air Force Base

Texas Commission on Environmental Quality

Tim Sewell

Mark Weegar

Ray Risner

U.S. Environmental Protection Agency

Robert Sullivan

Noel Bennett

Lockheed Martin

Sarah Young

Christy Yorek

City Fort Worth

Richard Talley, Fort Worth Water Department
Paul Bounds, Fort Worth Water Department
Chris Breitling, Fort Worth Water Department

Community

Chris Baack, RAB Cochair
Greg Hendrickson, RAB Member
D.W. Owen, RAB Member
Meena Balakrishnan, citizen (sworn into RAB, May 11, 2006)
J'Nell Pate, RAB Member
Leland Clemons, Westworth Redevelopment Authority

Air Force Contractors

Audrey Medina, Booz Allen & Hamilton
E.A. Salines, Booz Allen & Hamilton
Eddie Martinez, Booz Allen & Hamilton
Dan Schultz, Earth Tech, Inc.
Dave Parse, Earth Tech, Inc.
Rick Wice, Shaw Group
Gregg McGraw, Shaw Group

Comments/corrections regarding these meeting minutes should be sent to:

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Shaw E&I, Inc.
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Cincinnati, OH 45212
Phone: (513) 782-4752
Fax: (513) 782-4663
e-mail: greg.mcgraw@shawgrp.com

Headquarters U.S. Air Force

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Carswell Off-Base BRAC UPDATE



U.S. AIR FORCE

**Norma J. Landez
Base Environmental Coordinator**

May 11, 2006



U.S. AIR FORCE

Program Update

- **Project Status**
- **Property Transfer**

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Five Year Review

- Review conducted February 2004
- Report signed by AFRPA Director
March 10, 2006
- Final Report placed in Administrative
Record at local library

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Sanitary Sewer System SWMU 66

- Draft Final RCRA Facility Investigation
Report (RFI) indicates site meets
TCEQ's Risk Reduction Standard
(RRS) 2 closure criteria
- TCEQ approved RFI Report
February 8, 2006

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Sanitary Sewer System SWMU 66

- Notice providing 60 day public comment period on proposed corrective measure published March 2, 2006 in Fort Worth Star Telegram
- Deed recordation/certification will be submitted to TCEQ by end of May 2006
- Site will be closed on Carswell Permit

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Radiological Maintenance Munitions Waste Survey

- Survey conducted April – May 2004
- Radiation above action level detected in Bunker 8531
- January 2005 survey determined extent
- Report to be submitted to EPA Region 6 Summer 2006

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WSA EOD Clearance

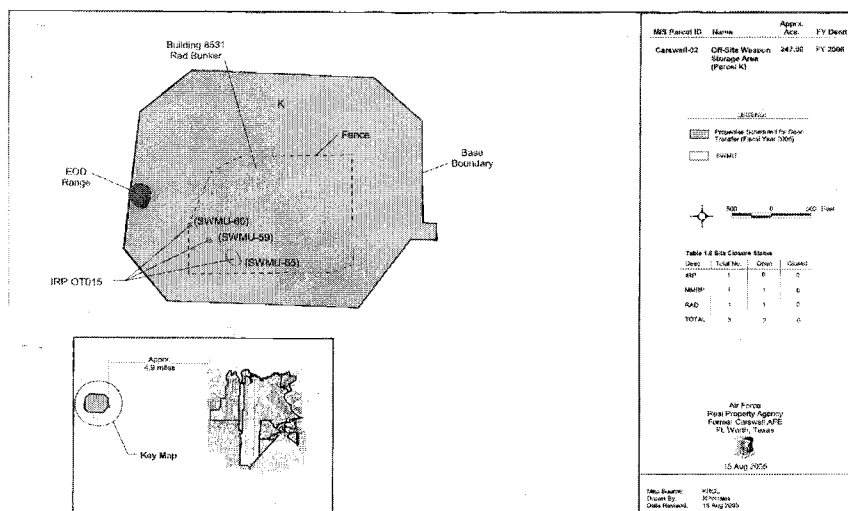
- Explosives Safety Submission approved by the DDESB
- Site prepared and geophysical surveys conducted to determine areas that require clearance
- Clearance activities will begin June 2006
- Draft notification letter

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Property Transfer



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Property Transfer

- WSA – 247 acres
 - Radiation survey completed at Bunker 8531 in January 2005
 - EOD Clearance required prior to transfer
- Target transfer date via public sale – November 2006

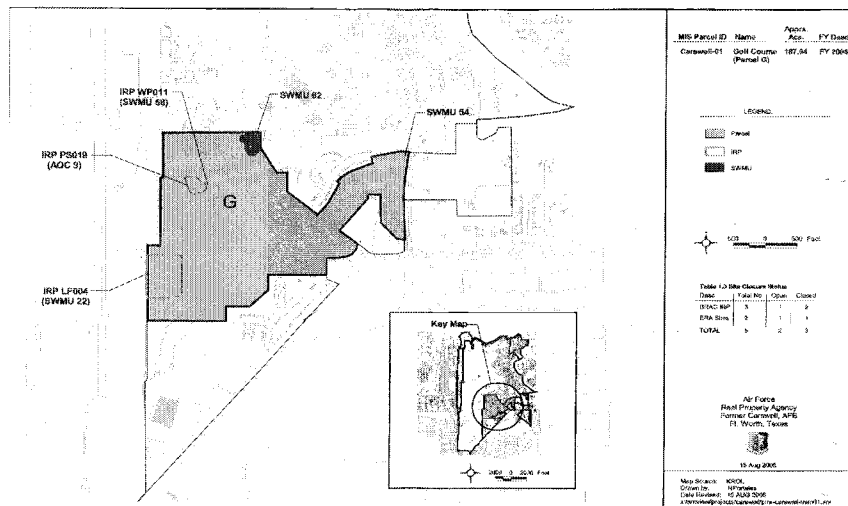
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Property Transfer



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U.S. AIR FORCE

Property Transfer

- **Remainder of Golf Course – 187 acres**
 - **Final Focused Feasibility Study approved by EPA February 21, 2006**
 - **Explanation of Significant Difference (ESD) in review; submit June 2006**
 - **Operating Properly and Successfully (OPS) document in AF review; submit June 2006**
 - **Land Use Controls to be established in the deed**
- **Target transfer date – September 2006**

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FINAL PAGE

ADMINISTRATIVE RECORD

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